

Information for

Hood County Appraisal District  
P. O. Box 819  
Granbury, TX 76048

Greg Stewart  
Chief Appraiser

# **Residential Replacement Cost New 2009**

<b>CODE</b>	<b>DESCRIPTION</b>	<b>CPSF</b>
<b>R1</b>	<b>SUBSTANDARD</b>	<b>46.00</b>
<b>R2</b>	<b>LOW END TRACT HOME</b>	<b>54.00</b>
<b>R3</b>	<b>AVERAGE TRACT HOME</b>	<b>63.00</b>
<b>R4</b>	<b>HIGH END TRACT/BASIC CUSTOM HOME</b>	<b>68.00</b>
<b>R5</b>	<b>LOW END CUSTOM HOME</b>	<b>75.00</b>
<b>R6</b>	<b>AVERAGE CUSTOM HOME</b>	<b>84.00</b>
<b>R7</b>	<b>HIGH END CUSTOM HOME</b>	<b>96.00</b>
<b>R8</b>	<b>SUPERIOR CUSTOM HOME</b>	<b>106.00</b>
<b>R9</b>	<b>APPRAISER ASSIGNS VALUE</b>	<b>ANY</b>
<b>R10</b>	<b>VICTORIAN HOMES</b>	<b>ANY</b>

# RESIDENTIAL CLASSES AND DESCRIPTIONS

## 2009

### **R1-Substandard Home**

May meet minimum building codes and standards. Typically, these are older homes. Typically, these homes are older, living areas are 600-1400 and most will not have garages. Exterior construction consists of brick or wood siding in most cases. Exterior appearance is very plain and inexpensive with no attention to detail. Typically, a very simple floor plan of 4 exterior walls and simple roof construction. Interior construction is very plain and inexpensive with no attention to detail. Walls are sheetrock and floors are inexpensive vinyl tile or carpet and usually little or no trim. Counter tops are formica and fixtures are inexpensive. Typically 1 bathroom is common and in some cases 2.

### **R2-Low End Tract Home**

Typically, mass produced from stock plans. Typically, living areas are between 800sf to 1500sf. A 1 car garage is typical but no garage is possible. Exterior construction consists of brick or wood siding in most cases. Exterior appearance is somewhat plain and inexpensive with some attention to detail. Typically, a simple floor plan with some angles and cuts in the roof. Interior construction is plain and inexpensive but with some attention to detail. Walls are usually sheetrock and floors are average tile, vinyl tile, or carpet and usually inexpensive base trim. Counter tops are formica and fixtures are inexpensive. Typically, these houses have 1 bathroom.

### **R3-Average Tract Home**

Typically, mass produced from stock plans. Typically, living areas are between 1400sf to 2400sf. Both 2 car and 3 car garages are typical. Exterior construction consists of brick or wood siding in most cases. Stone or stucco is possible. Exterior appearance is above average with good attention to detail. Typically, a more detailed floor plan with some angles and cuts in the roof. Typically, the interior is above average and upgrades are evident with above average attention to detail. Walls are usually sheetrock and contain tile, vinyl tile, carpet, or wood floors. These houses have base trim and typically crown molding. Counter tops can be formica, granite, or something comparable. The fixtures are above average with quality and expense. Typically, these houses have 2 to 2.5 bathrooms.

### **R4-High End Tract/ Basic Custom Home**

Typically, mass produced from stock plans. Typically, living areas are between 1400sf to 2400sf. Both 2 car and 3 car garages are typical. Exterior construction consists of brick or wood siding in most cases. Stone or stucco is possible. Exterior appearance is above average with great attention to detail. Typically, a more detailed floor plan with some angles and cuts in the roof. Typically, the interior is excellent and high end upgrades are evident with excellent attention to detail. Walls are usually sheetrock and contain tile, vinyl tile, carpet, or wood floors. These houses have excellent quality base trim and crown molding. Counter tops are marble, granite, or something comparable. The quality of fixtures is excellent with high expense. Typically, these houses have 2 to 2.5 bathrooms.

### **R5-Low End Custom Home**

Typically, built from individual design and taste. Typically, living areas are 2000sf to 2800sf. A 3 car garage is very typical but a 2 car is possible. Construction consists of brick, wood siding, stone, or stucco in most cases. Exterior appearance has moderate expense with some attention to detail. Typically, a detailed floor plan with a number of angles and cuts in the roof. Typically, the interior has good attention to detail. Walls are usually sheetrock and floors are tile, vinyl tile, carpet, stained concrete, or wood with base trim and crown molding. Counter tops are granite or comparable and fixtures are of moderate expense. Custom cabinets and built-ins are typical. Typically, these houses have 2.5 to 3 bathrooms.

### **R6-Average Custom Home**

Built from individual design and taste. Typically, living areas are 2400sf to 4000sf. A 3 car garage is very typical. Construction consists of brick, wood siding, stone, or stucco in most cases. Exterior appearance has high expense with good attention to detail. The floor plan is detailed with a number of angles and cuts in the roof. Typically, the interior has high expense with good attention to detail. Walls are usually sheetrock and floors are tile, stained concrete, carpet, or wood with base trim and crown molding. Counter tops are granite or comparable and fixtures are of high expense. Custom cabinets and built-ins are typical. Typically, these houses have 2.5 to 3 bathrooms.

### **R7-High End Custom Home**

Built from individual design and taste. Typically, living areas are 3000sf to 5200sf. A 3 car garage is very typical, and a minimum. Construction consists of brick, wood siding, stone, or stucco. Exterior appearance has very high expense with great attention to detail. The floor plan is very detailed with a large number of angles and a lot of cuts in the roof. Typically, the interior has very high expense with great attention to detail. Walls are usually sheetrock and floors are expensive tile, vinyl tile, carpet, or wood with base trim and crown molding. Counter tops are granite or comparable and fixtures are of very high expense. Custom cabinets and built-ins are very high quality. Typically, these houses usually have 3 to 5 bathrooms.

### **R8-Superior Custom Home**

Built from individual design and taste. Typically, living areas are 3000sf to 5200sf. A 3 car garage is very typical, and a minimum. Construction consists of brick, wood siding, stone, or stucco. Exterior appearance has extreme high expense with superior attention to detail. The floor plan is very detailed with a large number of angles and a lot of cuts in the roof. Typically, the interior has extreme expense with superior attention to detail. Walls are usually sheetrock and floors are expensive tile, vinyl tile, carpet, or wood with superior quality base trim and crown molding. Counter tops are granite or comparable and fixtures are of extreme expense. Custom cabinets and built-ins are very high quality. Typically, these houses usually have 3 to 5 bathrooms.

### **R9-Appraiser assigns values**

These can be of superb quality or do not fit into the above schedule due to a particular feature of the house.

### **R10-Victorian Homes**

These are Victorian style homes and can be used as bed and breakfast establishments.



# Hood County Appra District Intranet Portal

August 4, 2009 Appraisal

## PRIMARY LAND VALUE SCHEDULE

		GR CITY AREA	GR,TO GO,GL	LI BD	LAKE	RIVER
<u>ACRES</u>	<u>CODE</u>	<u>1</u>	<u>5</u>	<u>6</u>	<u>7</u>	<u>8</u>
5.001-10.000	20	23800	9600	9600	49000	15000
10.001-20.000	25	17800	6900	6900	29000	10000
20.001-50.000	30	13800	5900	5900	20000	8100
50.001-100.000	35	9500	5000	5000	13000	6600
100.001-200.00	40	8500	3500	3500	7000	5500
200.001-300.00	45	5800	2200	2200	5000	4700
300.001-500.00	50	5300	2000	2000	4600	4300
500.001-900.00	55	4300	1500	1500	4400	4000
900.001-1300.0	60	4000	1400	1400	4200	3600
1300.001-2500.	65	3500	1300	1300	4000	3500
2500.001+	70	3500	1300	1300	4000	3500

0-5.000 ANY AREA		CPU ADJUSTMENTS	
<u>CODE</u>	<u>5</u>	<u>PPA</u>	<u>NPA</u>
01	40000	100	-100
02	37500	200	-200
03	35000	300	-300
04	32500	400	-400
05	30000	500	-500
06	27500	600	-600
07	25000	700	-700
08	22500	800	-800



9	20000	900	-900
10	19000	1000	-1000
11	18000	1500	-1500
12	17000	2000	-2000
13	16000	2500	-2500
14	15000		
15	14000		
16	13000		
17	12000		
18	11000		
19	10000		



# Hood County Appra District Intranet Portal

## Appraisal

### Lot Value Schedule

LT001000	\$1,000	LT060000	\$60,000
LT002000	\$2,000	LT065000	\$65,000
LT003000	\$3,000	LT070000	\$70,000
LT004000	\$4,000	LT075000	\$75,000
LT005000	\$5,000	LT080000	\$80,000
LT006000	\$6,000	LT085000	\$85,000
LT007000	\$7,000	LT090000	\$90,000
LT008000	\$8,000	LT095000	\$95,000
LT009000	\$9,000	LT100000	\$100,000
LT010000	\$10,000	LT110000	\$110,000
LT012000	\$12,000	LT115000	\$115,000
LT014000	\$14,000	LT120000	\$120,000
LT015000	\$15,000	LT125000	\$125,000
LT016000	\$16,000	LT130000	\$130,000
LT018000	\$18,000	LT140000	\$140,000
LT020000	\$20,000	LT150000	\$150,000
LT024000	\$24,000	LT160000	\$160,000
LT025000	\$25,000	LT170000	\$170,000
LT030000	\$30,000	LT180000	\$180,000
LT032000	\$32,000	LT190000	\$190,000
LT035000	\$35,000	LT200000	\$200,000
LT040000	\$40,000	LT220000	\$220,000
LT042000	\$42,000	LT250000	\$250,000
LT045000	\$45,000	LT300000	\$300,000
LT050000	\$50,000	LT500000	\$500,000
LT055000	\$55,000		